



**AGENDA  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
FEBRUARY 24, 2014  
CITY HALL  
101 N. COLLEGE STREET  
COUNCIL CHAMBERS**

**WORKSHOP – 4:00 P.M. – Main Conference Room**

- I.** Discuss agenda items for the **February 24, 2014**, regular Planning and Zoning Commission meeting.
- II.** Discuss Planned Unit Development standards and requirements.
- III.** Provide update on the Thoroughfare Plan.

**CALL TO ORDER – 5:00 P.M. – Council Chambers**

**ROLL CALL**

<b>COMMISSION</b>	<b>STAFF</b>
<input type="checkbox"/> Johnny Frederick, Chairman	<input type="checkbox"/> Dr. Ray Shanaa, AICP, Executive Director of Planning and Development Services
<input type="checkbox"/> Tad Dorroh, Vice Chair	<input type="checkbox"/> Tony D. McIlwain, AICP, CFM, City Planner
<input type="checkbox"/> Ramon Alvarez	<input type="checkbox"/> Shelly Shelton, AICP, Senior Planner
<input type="checkbox"/> James H. Butler	<input type="checkbox"/> Holli Clements, Esq., Deputy City Attorney
<input type="checkbox"/> Anthony Cooper	<input type="checkbox"/> John Nett, P.E., CFM, City Engineer
<input type="checkbox"/> Michael DeHart	<input type="checkbox"/> Kristina Ramirez, P.E., CFM, Director of Environmental Services
<input type="checkbox"/> Alvin Dillard, PhD	<input type="checkbox"/> Vicki Wanken, Planning Assistant
<input type="checkbox"/> Bobby Lee Hoover	<input type="checkbox"/> Maria Lopez, Principal Secretary
<input type="checkbox"/> Joel Steine	

**APPROVAL OF AGENDA**

Consider approval of the agenda for the regular meeting of the Planning and Zoning Commission for **February 24, 2014**.

**CONSENT AGENDA**

- CA-1** Consider minutes of the regular Planning and Zoning Commission Meeting of **February 3, 2014**.
- CA-2** Consider a plat submitted by Light of the World Ministries International (**Case #13-052FS: Light of the World Addition**) being approximately 1.001 acres, part of the A. Dickson Survey, Abstract No. 266. The property is located along the north right-of-way of Clinkenbeard Drive, approximately 200 feet west of Bundrant Drive, Killeen, Texas.
- CA-3** Consider a plat submitted by Robert and Marcia Moser (**Case #14-001FS: Moser Addition**) being a final plat of approximately 10.35 acres, part of the B. R. Burris Survey, Abstract No. 948. The property is located in Killeen's E.T.J. (extra-territorial jurisdiction), along the west boundary of Cactus Spur, a private road, Bell County, Texas.
- CA-4** Consider a request for a plat submitted by Tres Donkey's L.L.C. (**Case #14-004FS: Joker's Icehouse Addition**) being approximately 1.581 acres, part of the J.H. Lewis Survey, Abstract No 536. The property is located on the east right-of-way of Clear Creek Road across from the Killeen/Fort Hood Regional Airport, Killeen, Texas.
- CA-5** Consider a request for a plat submitted by Kelly J. MacHardy and Jeanine Sandefur (**Case #13-050FS: Sandefur Addition**) being approximately 6.562 acres, part of the G. W. Harris Survey, Abstract No. 306. The property is located along the north right-of-way of W. Stan Schlueter Loop (FM 3470) west of Old Florence Road, Killeen, Texas.

#### CITIZENS PETITIONS FOR INFORMATION

#### PUBLIC HEARING

- PH-1 HOLD** a public hearing and consider a plat submitted by Killeen Summit Builders, L.L.C (**Case #13-003RS: Chisholm Loop Addition**) being a replat of part of Lot 1, Block 1, Lifeway Fellowship Addition. The property is located on the east right-of-way of Chisholm Trail, north of Elms Road, Killeen, Texas.
- PH-2 HOLD** a public hearing and consider a request by RSBP Developers, Inc. (**Case #Z14-01**) to rezone Lots 1 - 3, Block 15, Purser Crossing, Phase One from R1-A (Single-Family Garden Home Residential District) to R-2 (Two-Family Residential District) for duplex development. The properties are locally known as 3104, 3102 and 3100 John Helen Drive, Killeen, Texas.  
(This item will be forwarded to City Council on March 11, 2014.)
- PH-3 HOLD** a public hearing and consider a request by Lagan Construction, Inc. (**Case #Z14-02**) to rezone approximately 6.77 acres, part of the Thomas Robinett Survey, Abstract No. 686, from 'A' (Agricultural District) to R-2 (Two-Family Residential District). The property is

located on the north-right-of-way of E. Elms Road/Grey Wolves Trail, approximately 150 feet west of Waterproof Drive, Killeen, Texas.

**(This item will be forwarded to City Council on March 11, 2014.)**

**PH-4 A HOLD** a public hearing and consider a request by Killeen Sunflower, Inc., (**Case #FLUM 14-03**) to revise the Comprehensive Plan's Future Land Use Map (FLUM) from 'General Commercial' to 'General Residential' for approximately 5.774 acres, part of the Thomas Robinett Survey, Abstract No. 686. The property is located along the south right-of-way of Watercrest Road, at the intersection of Bachelor Button Boulevard, Killeen, Texas.  
**(This item will be forwarded to City Council on March 11, 2014.)**

**PH-4 B HOLD** a public hearing and consider a request by Killeen Sunflower, Inc., (**Case #Z14-03**) to rezone approximately 4.854 acres, part of the Thomas Robinett Survey, Abstract No. 686, from B-5 (Business District) to R-2 (Two-family Residential District). The property is locally known as 4602 Watercrest Road, Killeen, Texas.  
**(This item will be forwarded to City Council on March 11, 2014.)**

**PH-5 HOLD** a public hearing and consider amendments to the Killeen Code of Ordinances, Chapter 31, Article IV, Divisions 3A and 3B, Districts "SR-1" and "SR-2" (Suburban Residential Single-Family District), various sections.  
**(This item will be forwarded to City Council on March 11, 2014.)**

**PH-6 HOLD** a public hearing and consider amendments to the Killeen Code of Ordinances, Chapter 31, Article IV, Division 16, District "RC-1" (Restaurant and Alcohol Sales District).  
**(This item will be forwarded to City Council on March 11, 2014.)**

## COMMISSION AND STAFF ITEMS

### I. Attendance Chart

## ADJOURNMENT

The next regularly scheduled meeting for the Planning and Zoning Commission is **March 3, 2014** at 5:00 p.m., in the Council Chambers at 101 North College Street, Killeen, Texas.

The public is hereby informed that notices for City of Killeen meetings will no longer distinguish between matters to be discussed in open or closed session of a meeting. This practice is in accordance with rulings by the Texas Attorney General that, under the Texas Open Meetings Act, the Planning and Zoning Commission may convene a closed session to discuss any matter listed on the agenda, without prior or further notice, if the matter is one that the Open Meetings Act allows to be discussed in a closed session.

### AMERICANS WITH DISABILITIES ACT

This meeting is being conducted in accordance with the Texas Open Meetings Law [V.T.C.A., Government Code, § 551.001 et seq.]. This meeting is being conducted in accordance with the

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Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for those services, please call 254-501-7700, City Manager's Office, or TDD 1-800-734-2989.

I certify that the above notice of meeting was posted on the bulletin boards at City Hall and the Police Department and on the website of the City of Killeen, Texas, **on or before 4:00 p.m. on February 21, 2014.**

Vicki Wanken

Planning Assistant